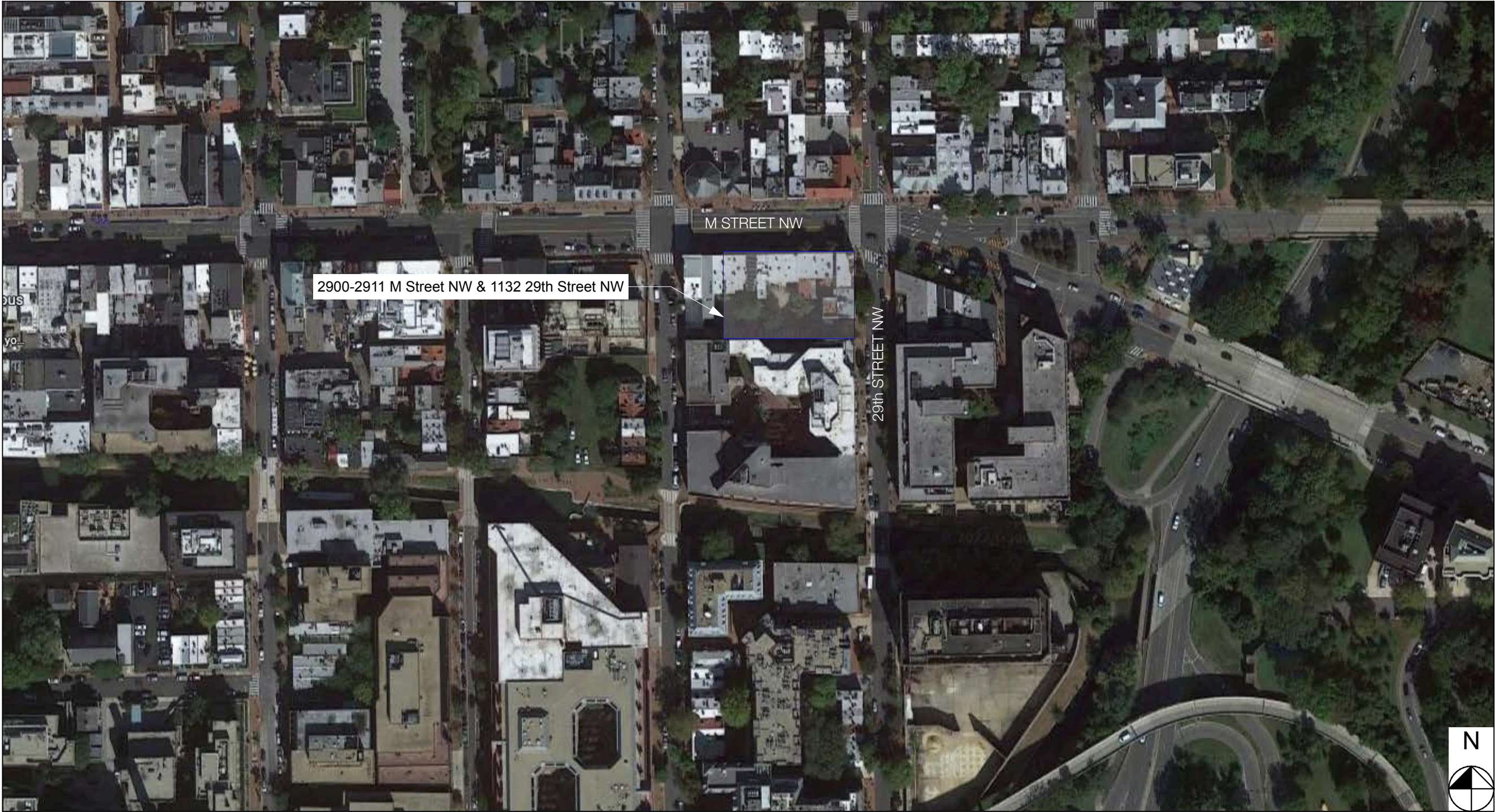


OLD GEORGETOWN BOARD - CONCEPTUAL SUBMISSION

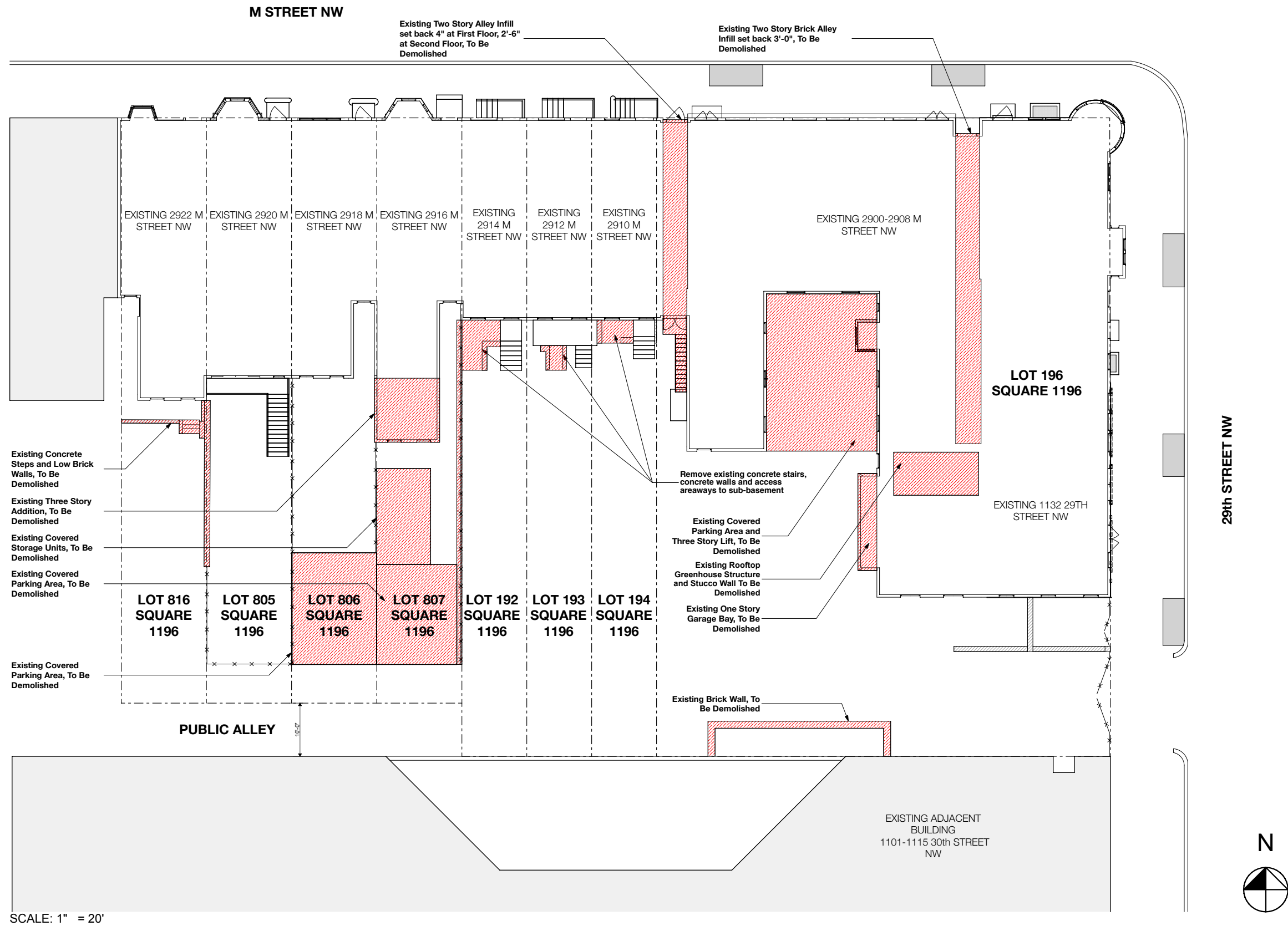
PROPOSED DEVELOPMENT AT 2900 BLOCK OF M STREET NW



Satellite View

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



Existing Site Plan with Noted Demolition

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES

CORE

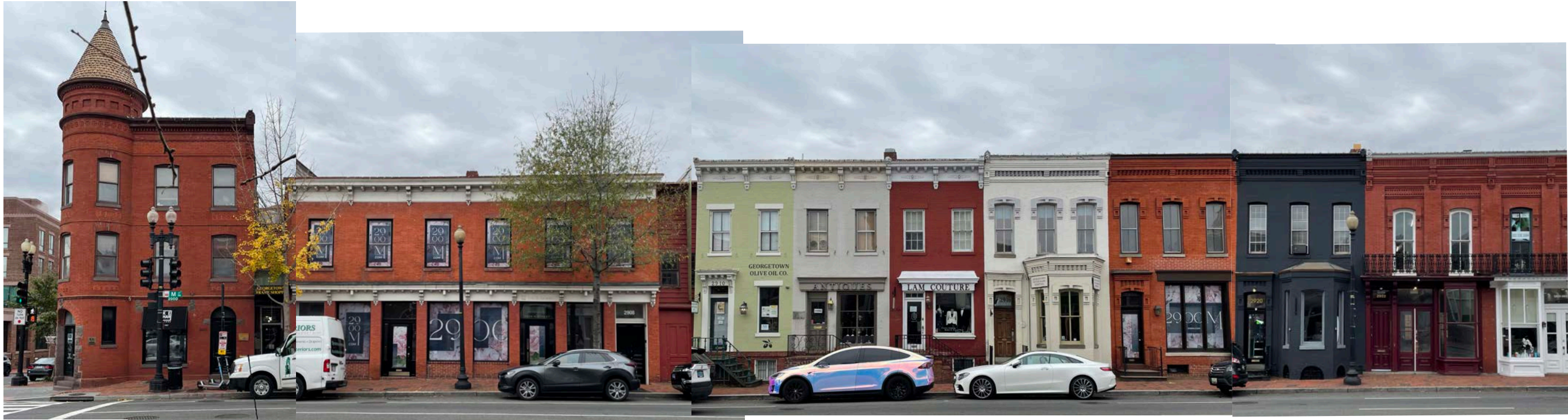
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02

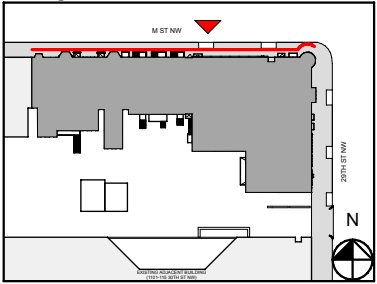
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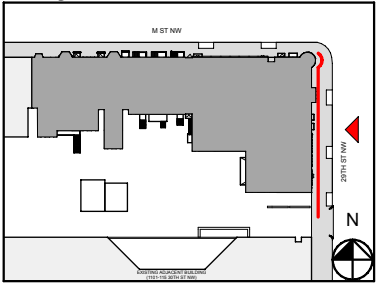
Existing Conditions 2900-2922 M Street NW

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



Key Plan:



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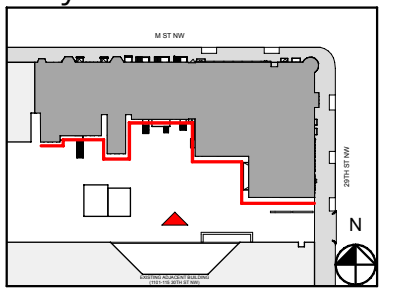
Existing Conditions 2900 M Street NW and 1132 29th Street NW

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



Key Plan:



Existing Conditions Rear 2900-2922 M Street NW and 1132 29th Street NW

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES

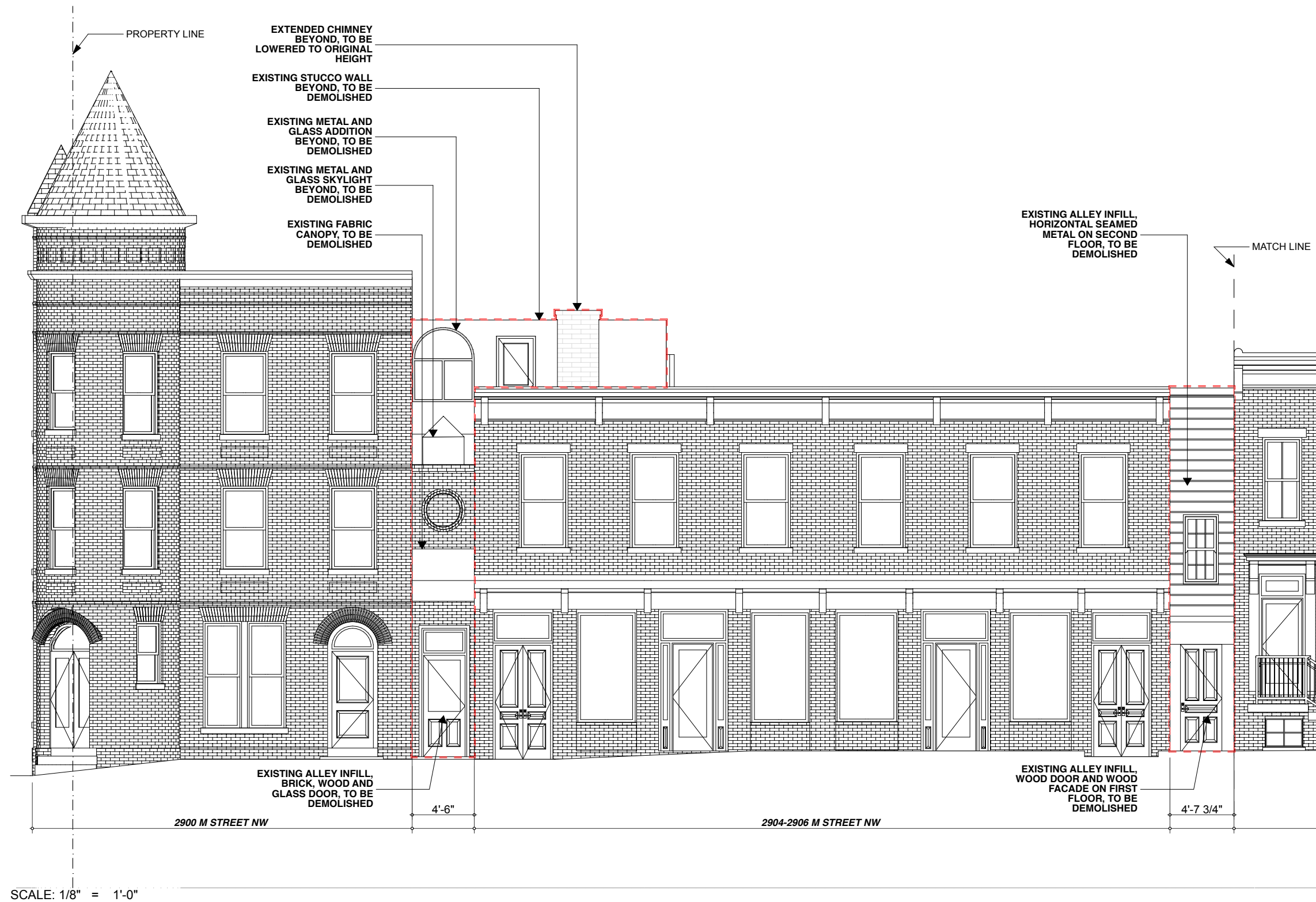
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05

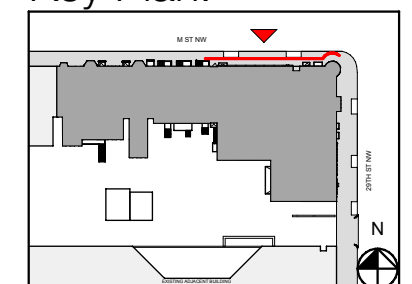
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Key Plan:



Proposed Demolition 2900-2908 M Street NW

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES

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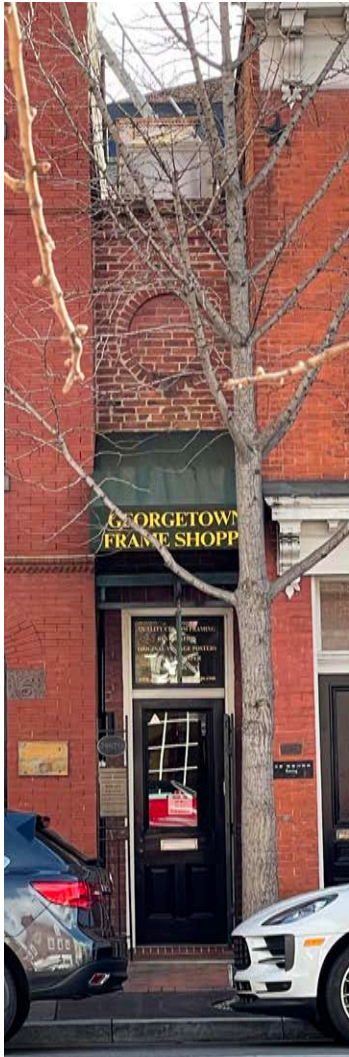
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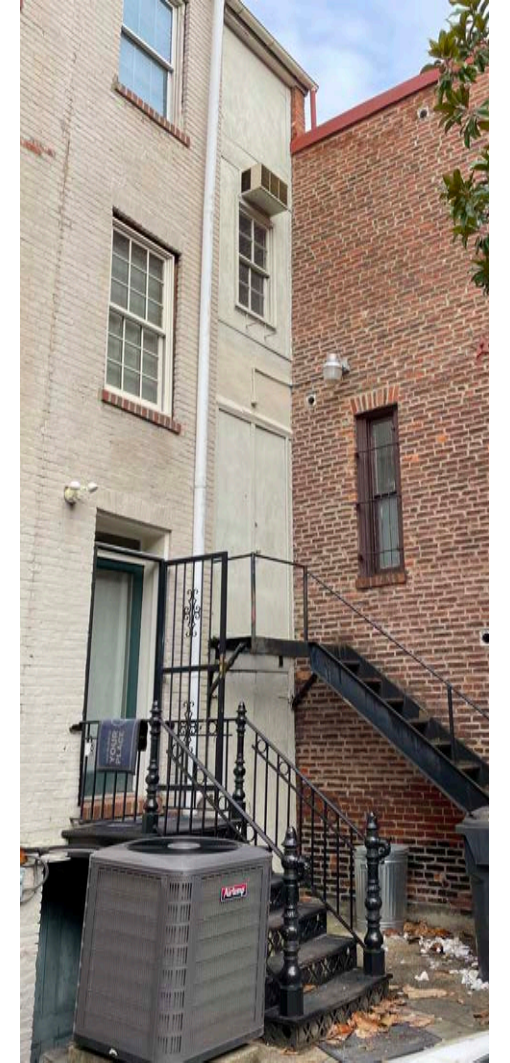
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West Alley Infill on M Street Infill to be Demo

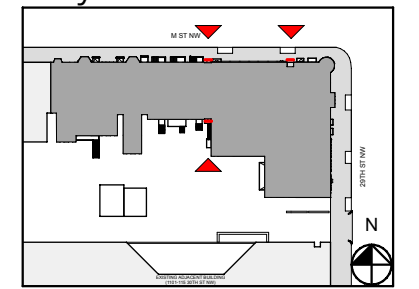


East Alley Infill on M Street to be Demo



East Alley Infill seen from Alley to be Demo

Key Plan:

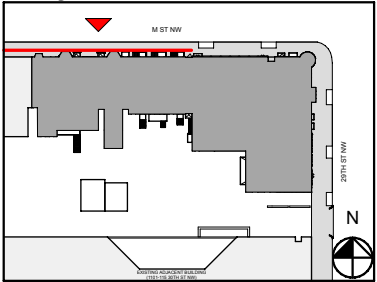


PROPERTY LINE



SCALE: 1/8" = 1'-0"

Key Plan:



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Proposed Demolition 2910-2922 M Street NW

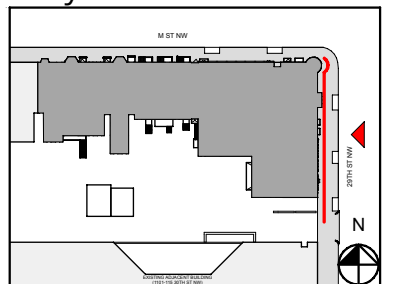
2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



SCALE: 1/8" = 1'-0"

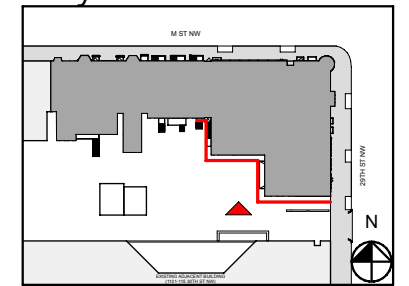
Key Plan:





SCALE: 1/8" = 1'-0"

Key Plan:



Proposed Demolition Rear 2900-2908 M Street NW and 1132 29th Street NW

2900 M Street Retail

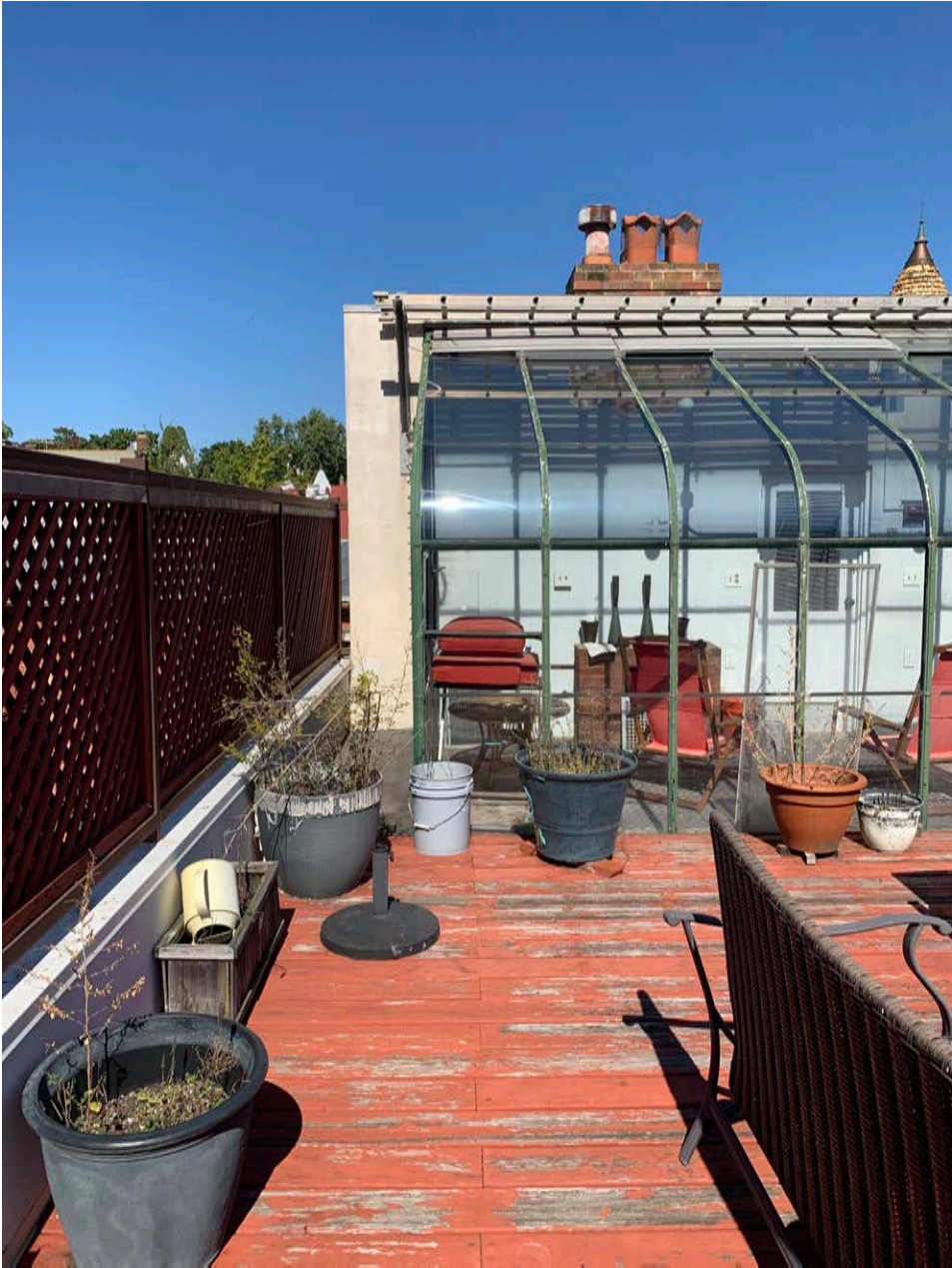
MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



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West Side of 1132 29th Street NW



1132 Rooftop Structure to be Demo



1132 Rooftop Structure to be Demo

Proposed Demolition Rear 2900-2908 M Street NW and 1132 29th Street NW

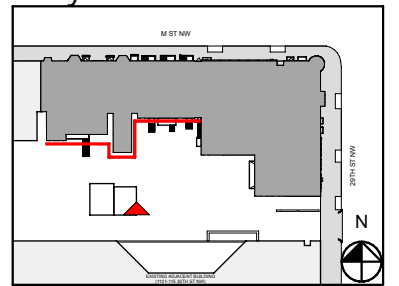
2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



SCALE: 1/8" = 1'-0"

Key Plan:



Proposed Demolition Rear 2910-2922 M Street NW

2900 M Street Retail

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2916 M Street's South (rear) Elevation has seen alterations over the years, notably in c.1963 (1960's) with a two-story masonry (brick) addition with punched single and ganged one-over-one windows with brick sills.

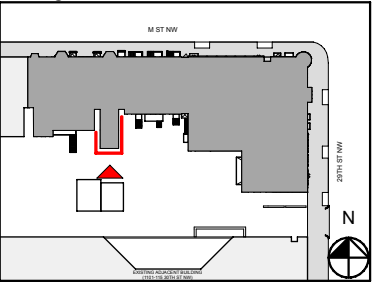


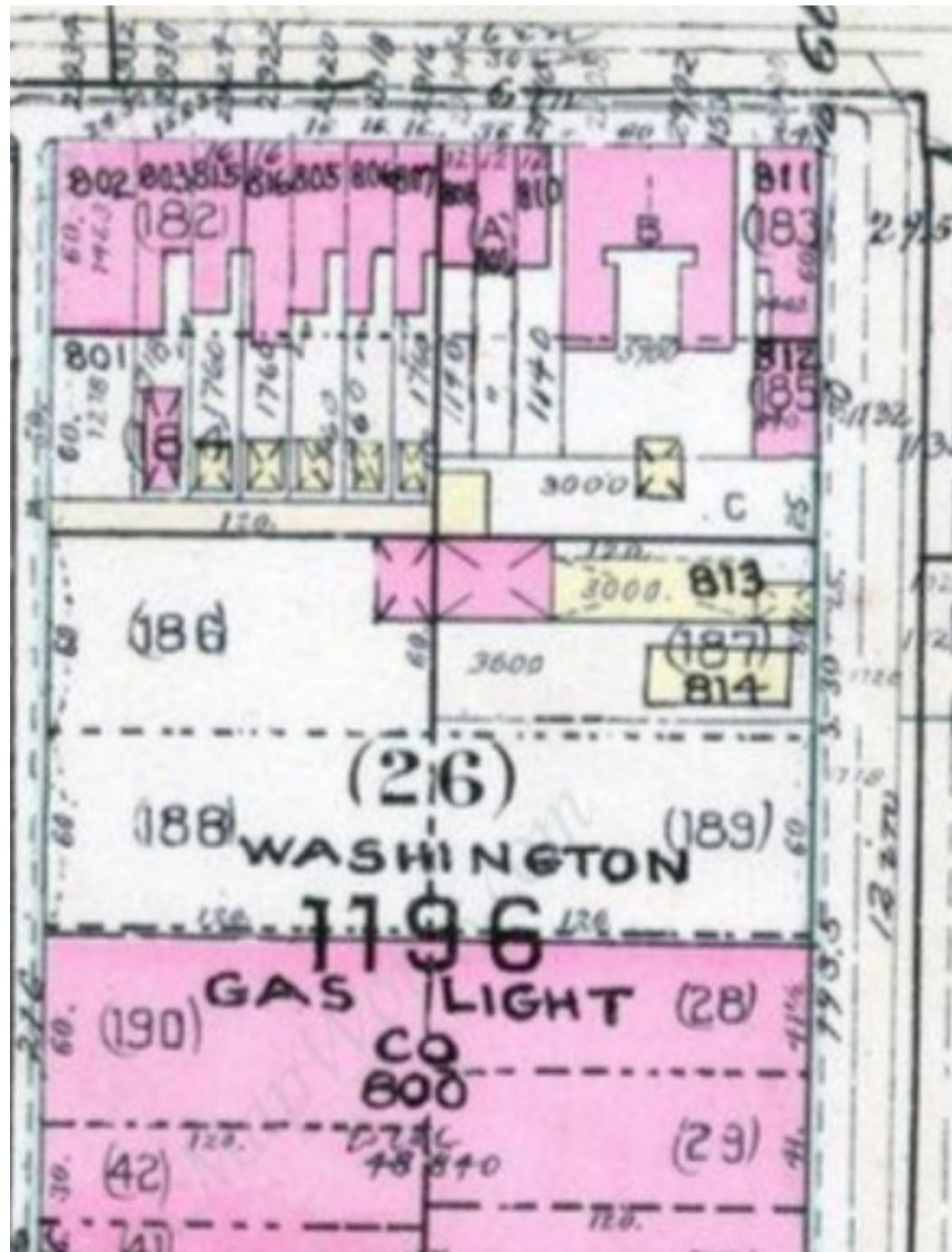
East and South Elevations of the two-story rear addition (c.1963 – 1960's) show the delineation between the historic rear elevation and the newer construction.



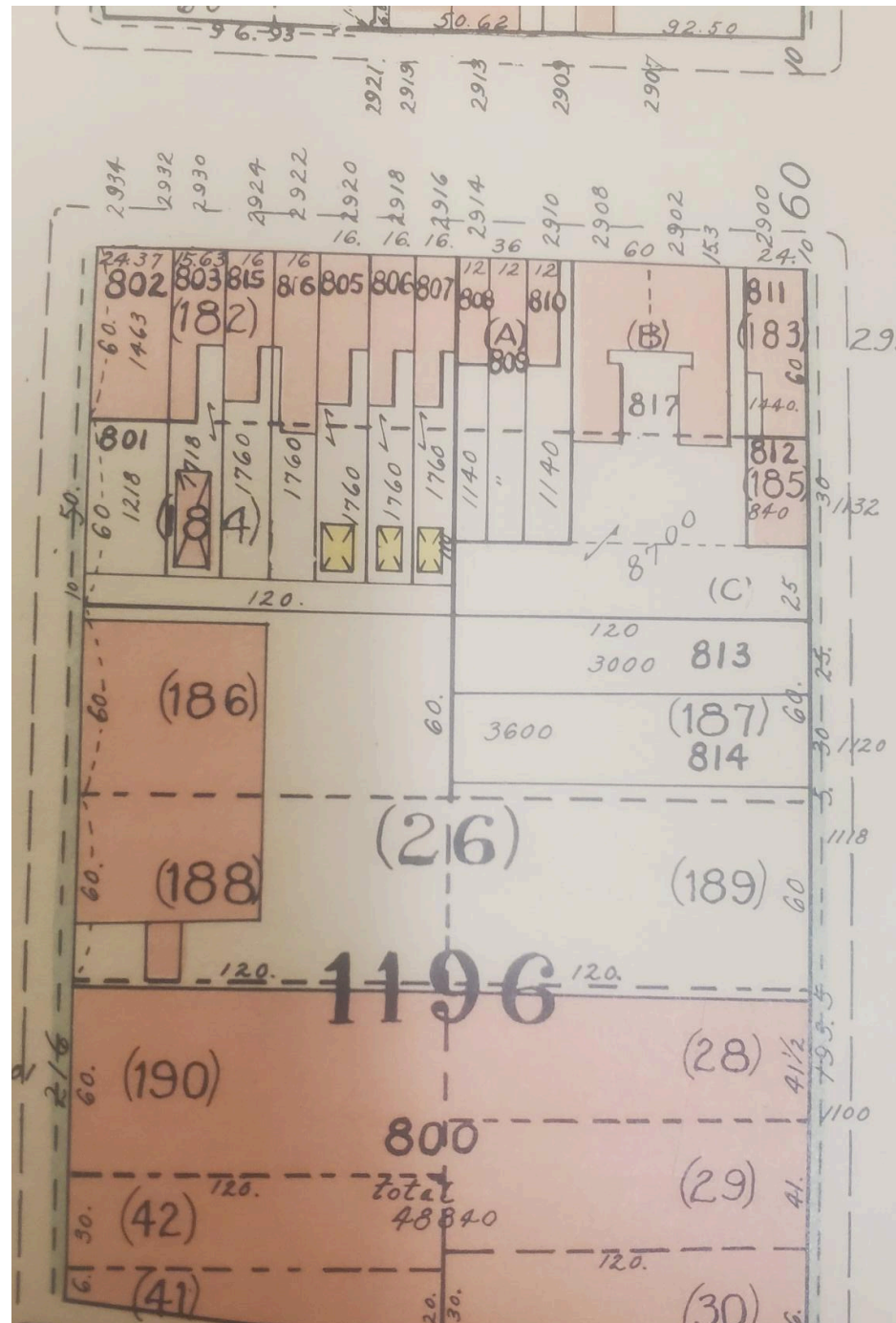
West Elevation of the two-story rear addition (c.1963 – 1960's) show the delineation between the historic rear elevation and the newer construction.

Key Plan:

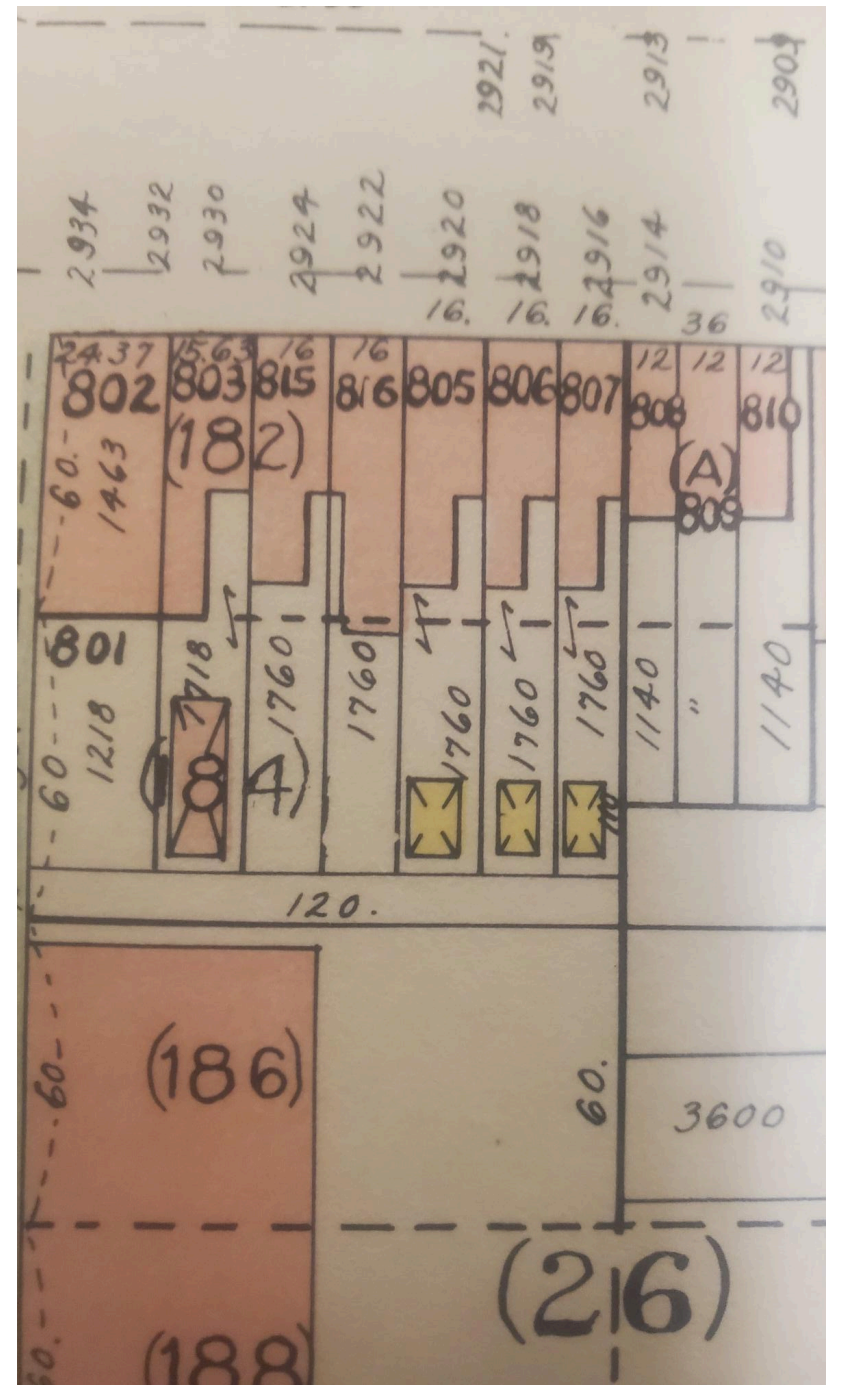




1938 Baist Map - Volume 3



1968 Baist Map - Volume 3



1968 Baist Map - Volume 3- Enlarged View

Lot Number 807

As shown above, the map does not show the existing rear addition at 2916 M Street, NW. As The Georgetown Historic District has a Period of Significance of 1765-1950, we believe the addition would not be considered a contributing structure/part of the building.

Proposed Demolition at Rear 2916 M Street - Historic Maps

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



Existing Rear Sub Basement at 2914 M Street,
Door Proposed to be Removed and Inset Brick
to Fill in Opening

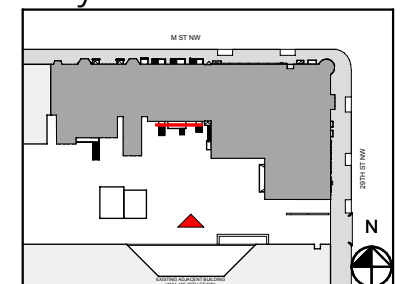


Existing Rear Sub Basement at 2912 M Street,
Door Proposed to be removed and inset brick to
fill in opening



Existing Rear Sub Basement at 2910 M Street,
Door Proposed to be removed and inset brick to
fill in opening

Key Plan:



Existing Conditions Rear 2910-1914 Street NW Sub Basement

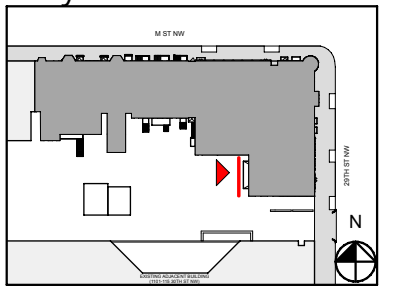
2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



SCALE: 1/8" = 1'-0"

Key Plan:



Proposed Demolition Rear 1132 29th Street NW

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES

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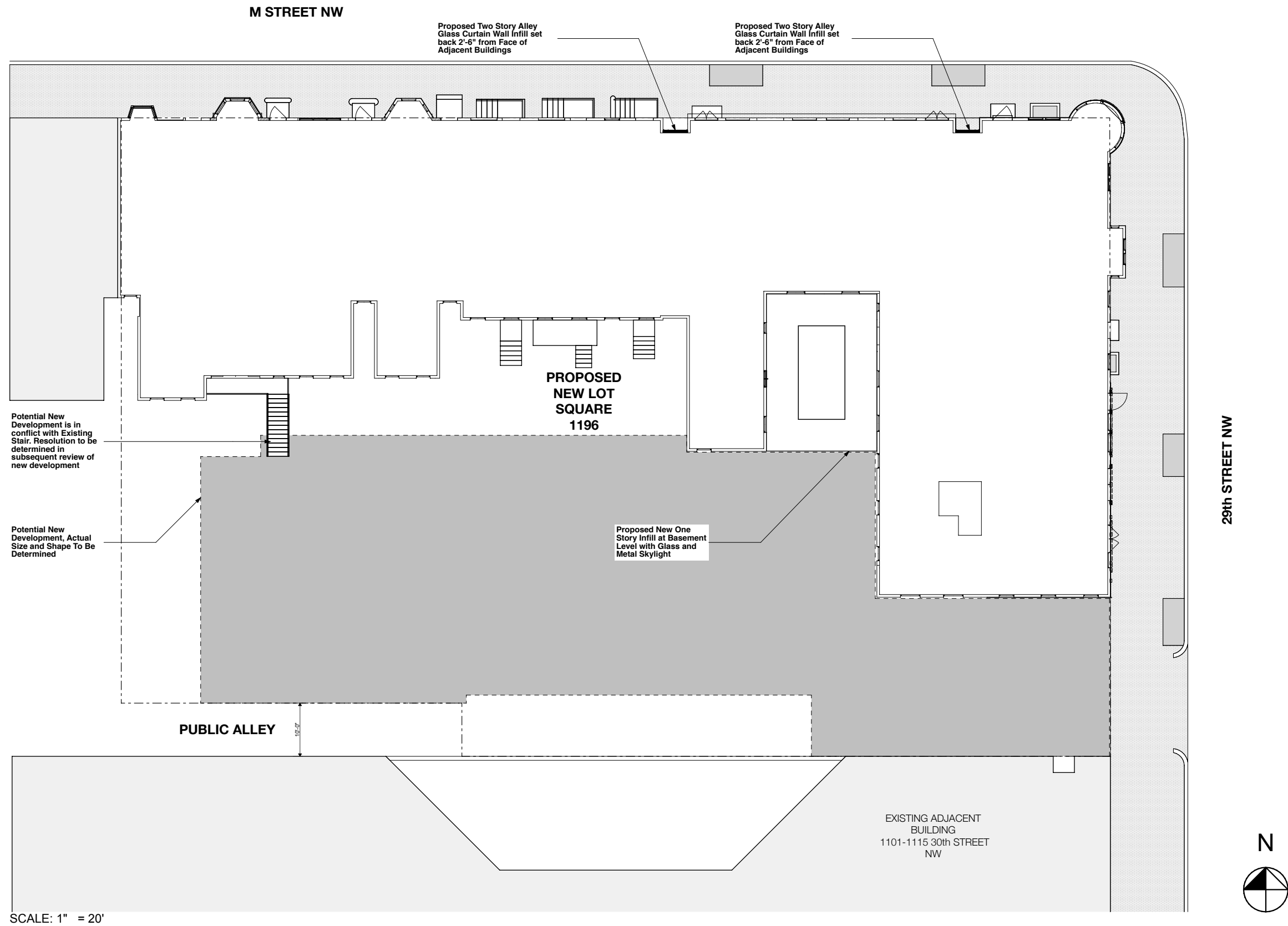
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Proposed Conditions Site Plan

2900 M Street Retail

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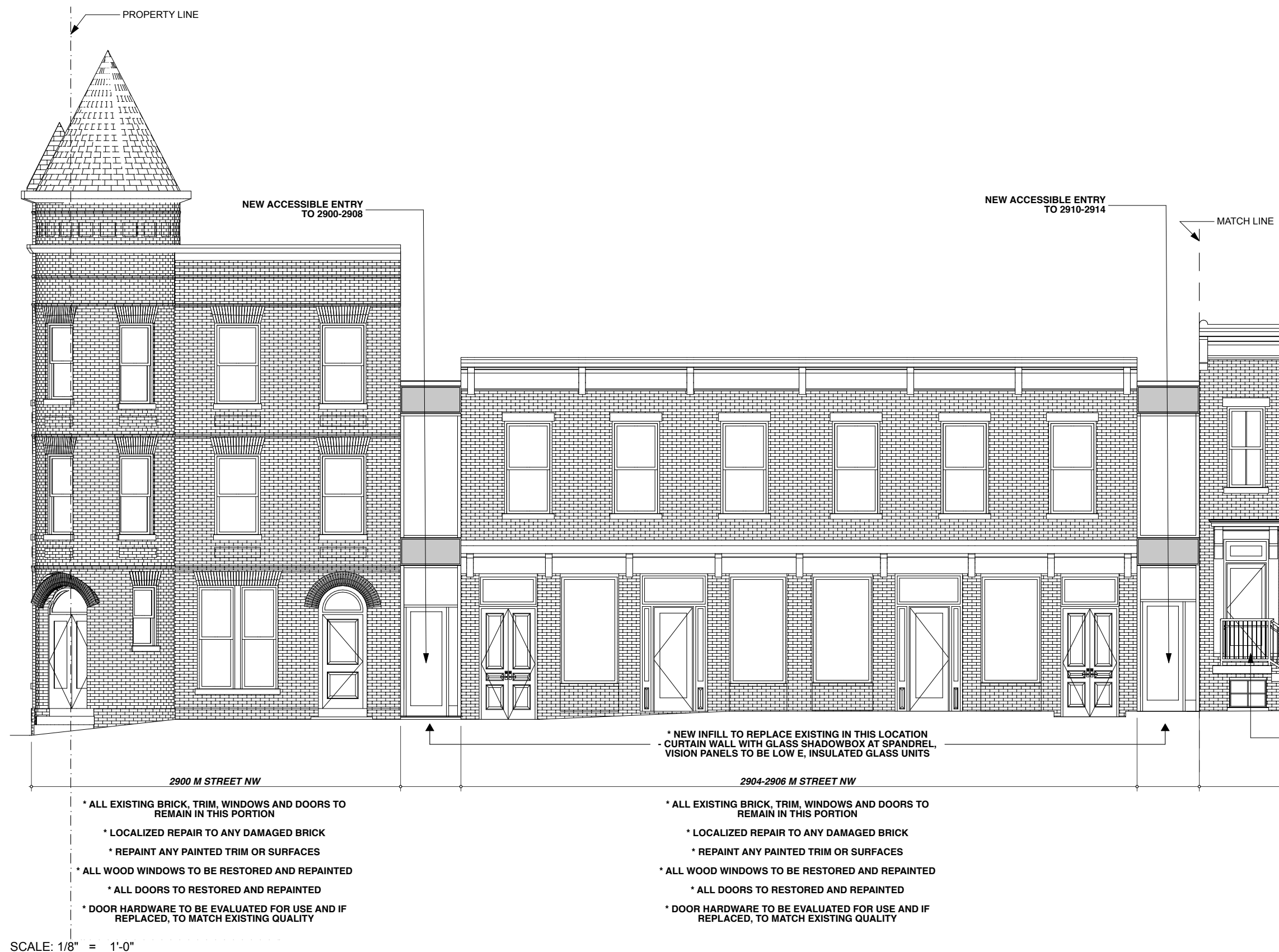
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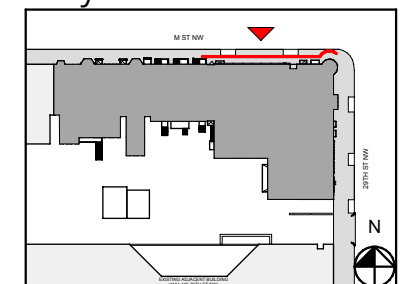
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Key Plan:



Proposed Conditions 2900-2908 M Street NW

2900 M Street Retail

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PROPERTY LINE

DEMO EXISTING DOOR AT 2916 M STREET NW AND INSTALL DOOR TO MATCH 2918 M STREET NW

MATCH LINE

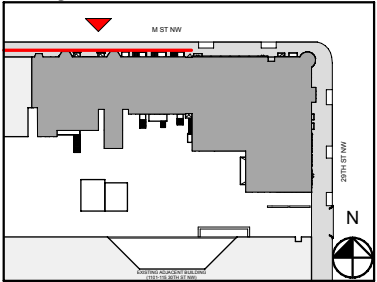


RAILINGS AND STOOPS TO BE REFURBISHED

- * ALL EXISTING BRICK, TRIM, WINDOWS AND DOORS TO REMAIN IN THIS PORTION
- * LOCALIZED REPAIR TO ANY DAMAGED BRICK
- * REPAINT ANY PAINTED TRIM OR SURFACES
- * ALL WOOD WINDOWS TO BE RESTORED AND REPAINTED
- * ALL DOORS TO RESTORED AND REPAINTED
- * DOOR HARDWARE TO BE EVALUATED FOR USE AND IF REPLACED, TO MATCH EXISTING QUALITY

SCALE: 1/8" = 1'-0"

Key Plan:



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Proposed Conditions 2910-2922 M Street NW

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



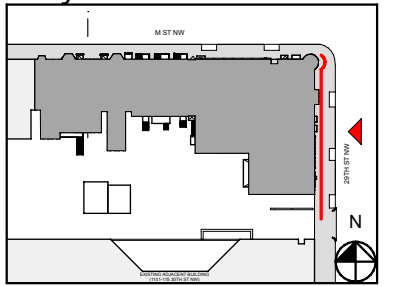
NEW ENTRY DOOR AT EXISTING WINDOW OPENING

1132 29TH STREET & 2900 M STREET NW

- * ALL EXISTING BRICK, TRIM, WINDOWS AND DOORS TO REMAIN IN THIS PORTION
- * LOCALIZED REPAIR TO ANY DAMAGED BRICK
- * REPAINT ANY PAINTED TRIM OR SURFACES
- * ALL WOOD WINDOWS TO BE RESTORED AND REPAINTED
- * ALL DOORS TO RESTORED AND REPAINTED
- * DOOR HARDWARE TO BE EVALUATED FOR USE AND IF REPLACED, TO MATCH EXISTING QUALITY

SCALE: 1/8" = 1'-0"

Key Plan:



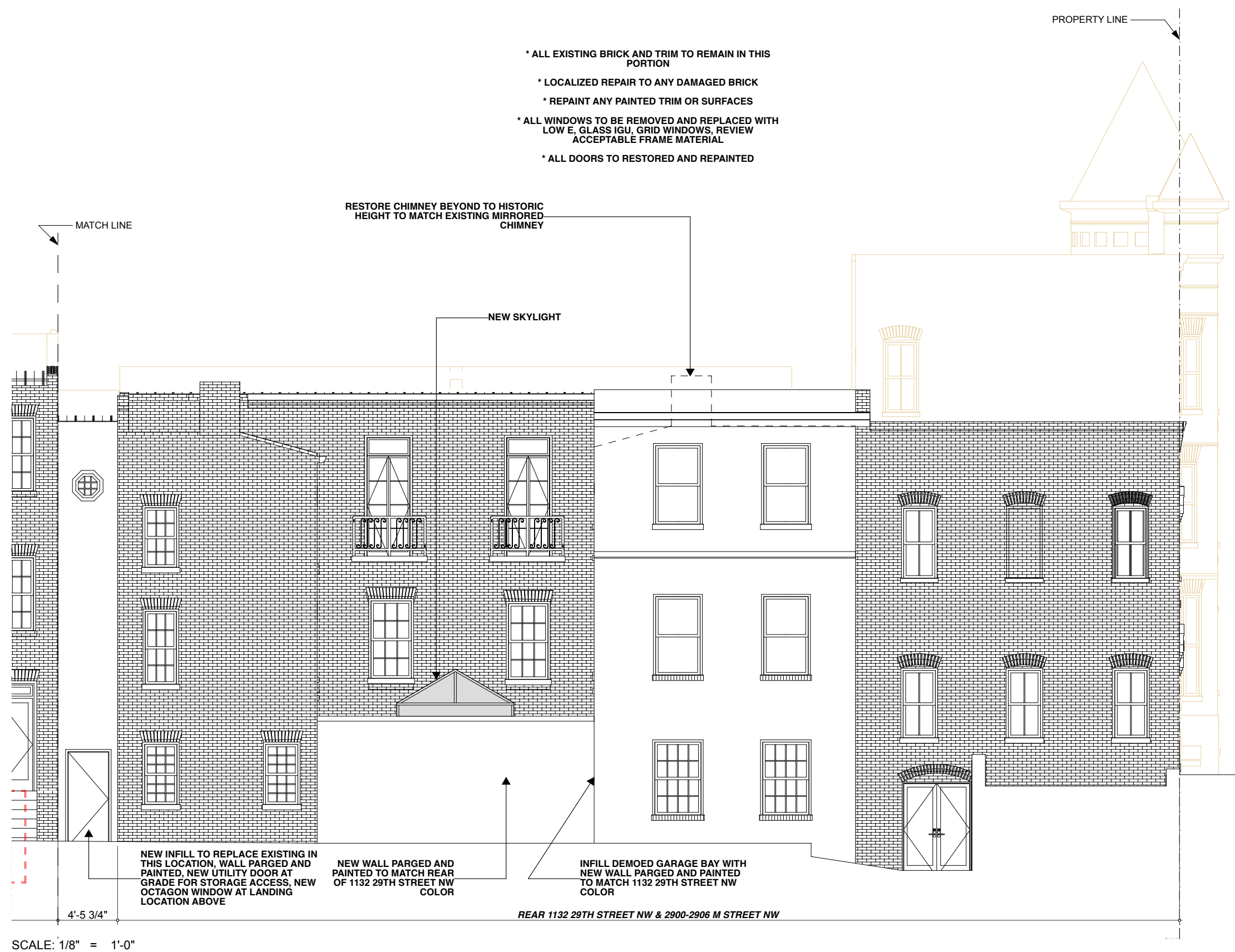
Proposed Conditions 2900 M Street NW and 1132 29th Street NW

2900 M Street Retail

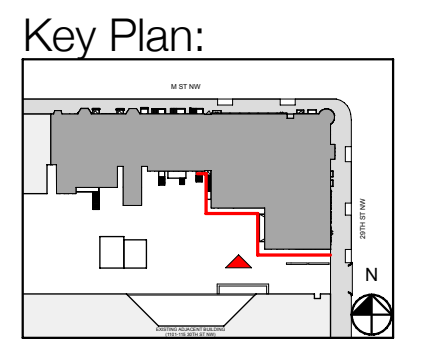
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SCALE: 1/8" = 1'-0"



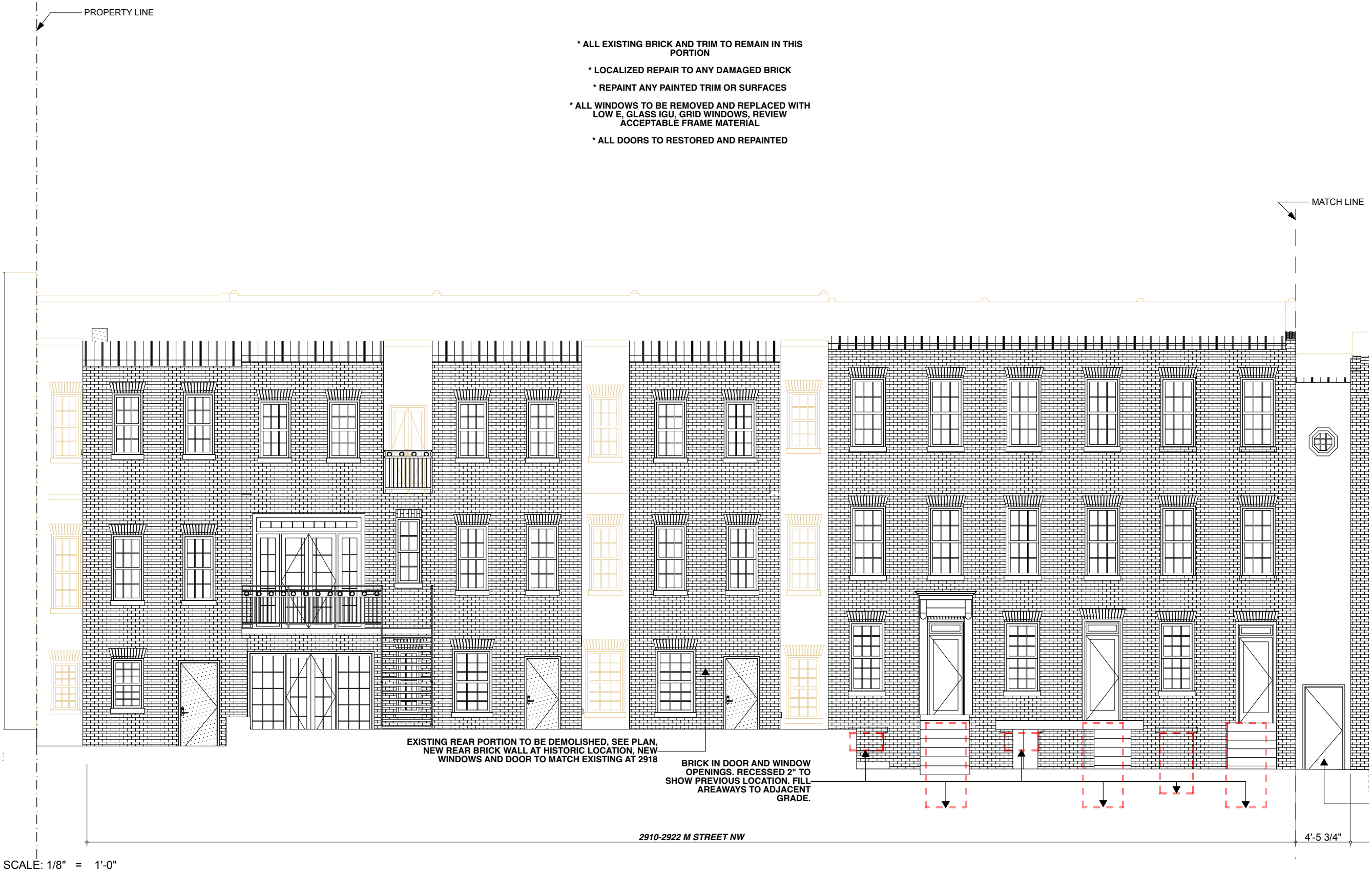
Proposed Conditions Rear 2900-2908 M Street NW and 1132 29th Street NW

2900 M Street Retail

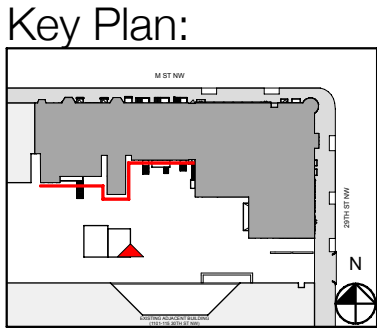
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SCALE: 1/8" = 1'-0"

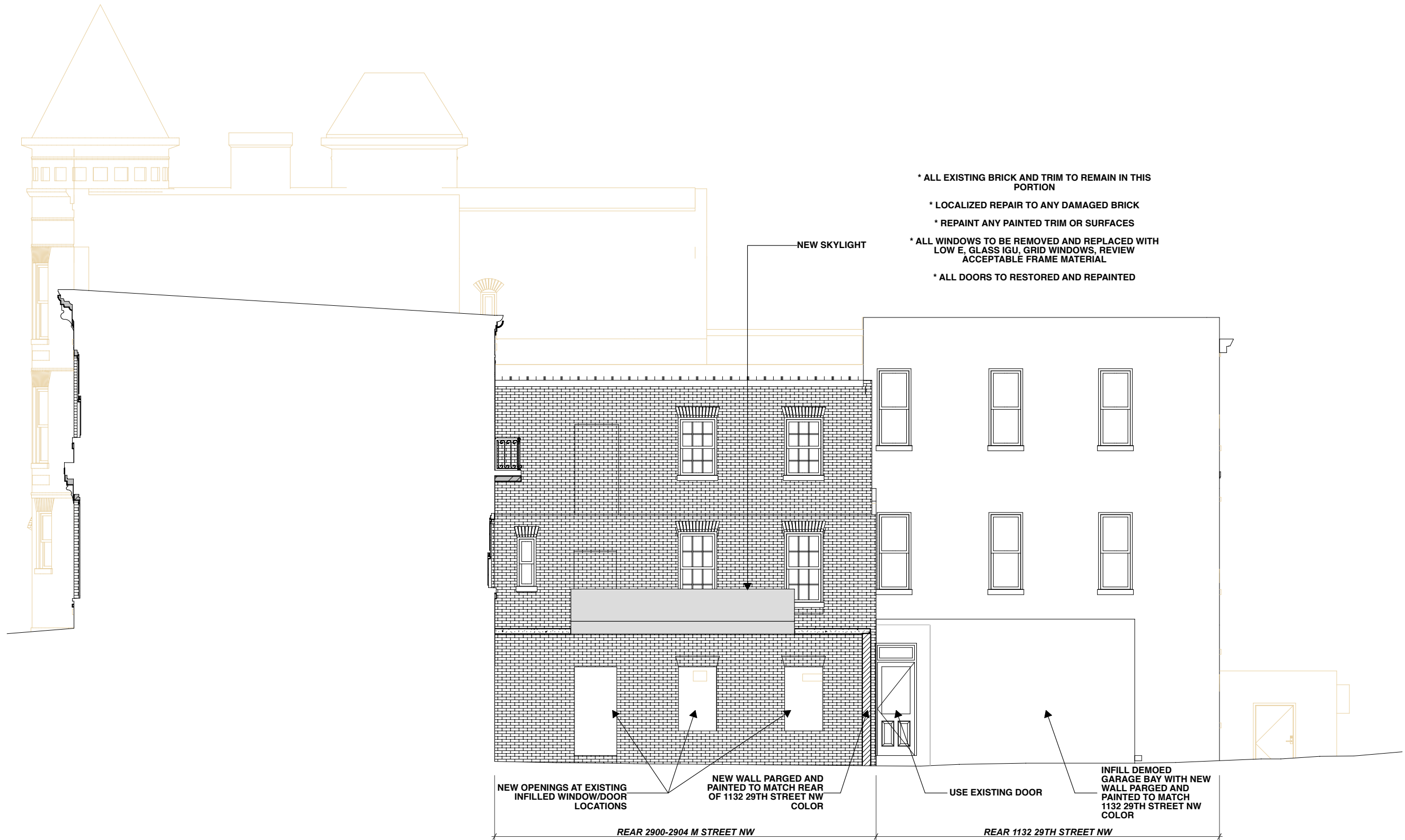


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Proposed Conditions Rear 2910-2922 M Street NW

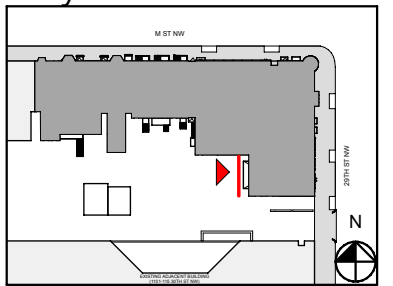
2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



SCALE: 1/8" = 1'-0"

Key Plan:



Proposed Conditions Rear 1132 29th Street NW

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES

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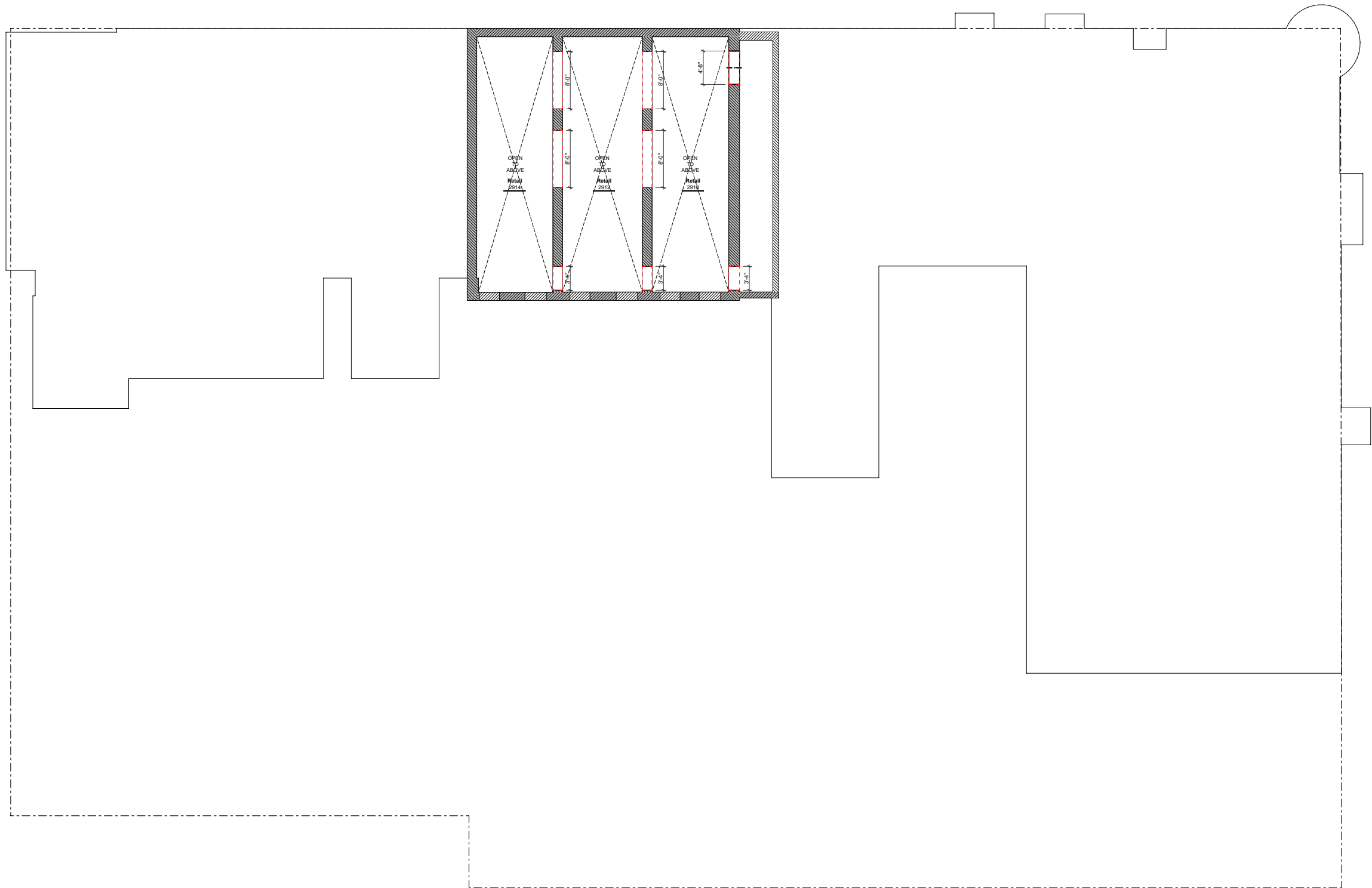
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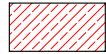
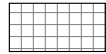

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Plan Legend

-  Existing Floor To Be Demolished
-  Existing Opening To Be In-Filled
-  Existing Wall To Be Demolished

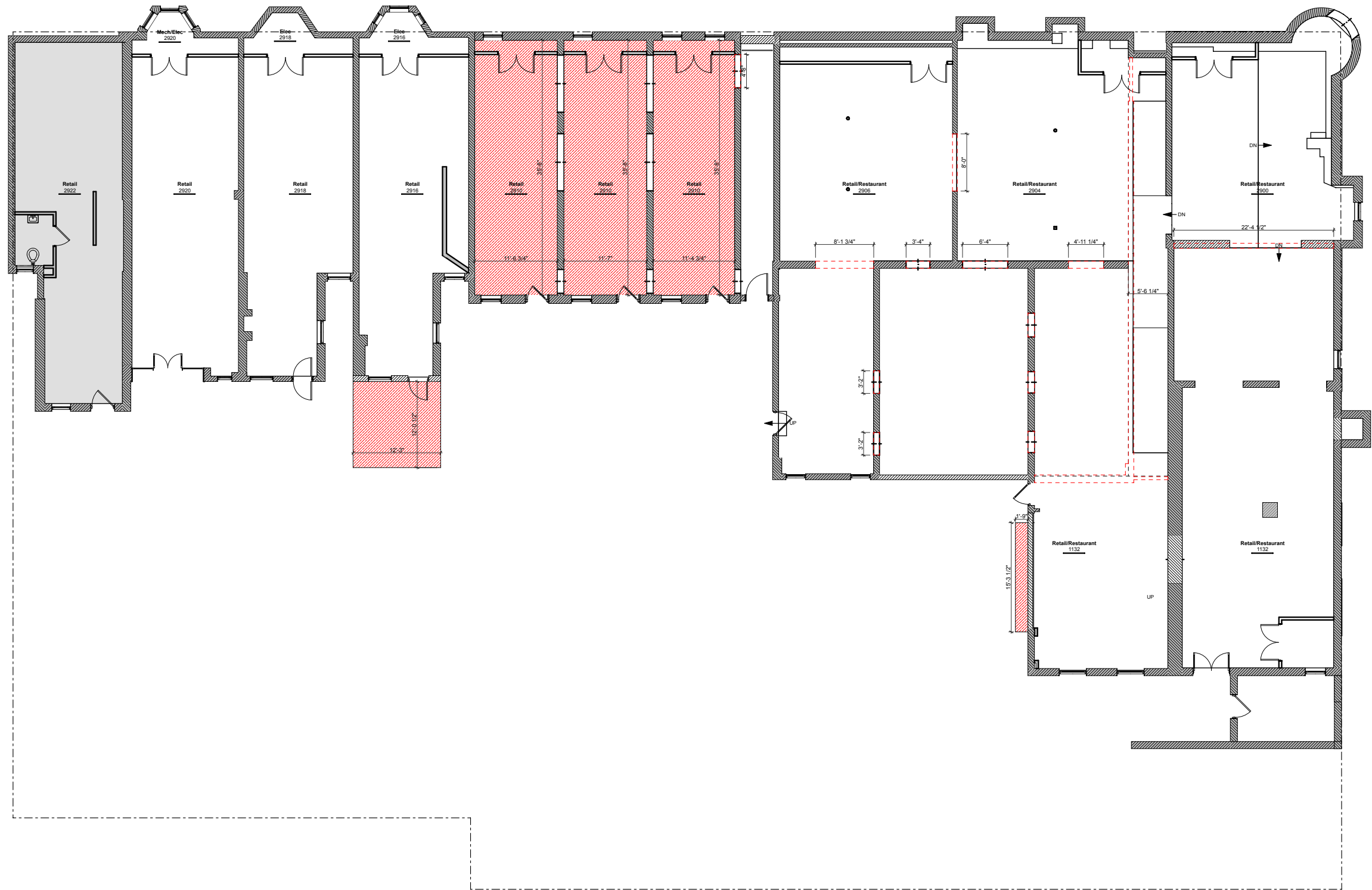
SCALE: 1/16" = 1'-0"

Sub-Basement Proposed Plan

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES





Plan Legend

- Existing Floor To Be Demolished
- Existing Opening To Be In-Filled
- Existing Wall To Be Demolished

SCALE: 1/16" = 1'-0"

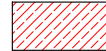


Basement Proposed Plan

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES



Plan Legend

-  Existing Floor To Be Demolished
-  Existing Opening To Be In-Filled
-  Existing Wall To Be Demolished

SCALE: 1/16" = 1'-0"

Second Floor Proposed Plan

2900 M Street Retail

MEMD 2900-2908 M Street, LLC & MARTIN-DIAMOND PROPERTIES

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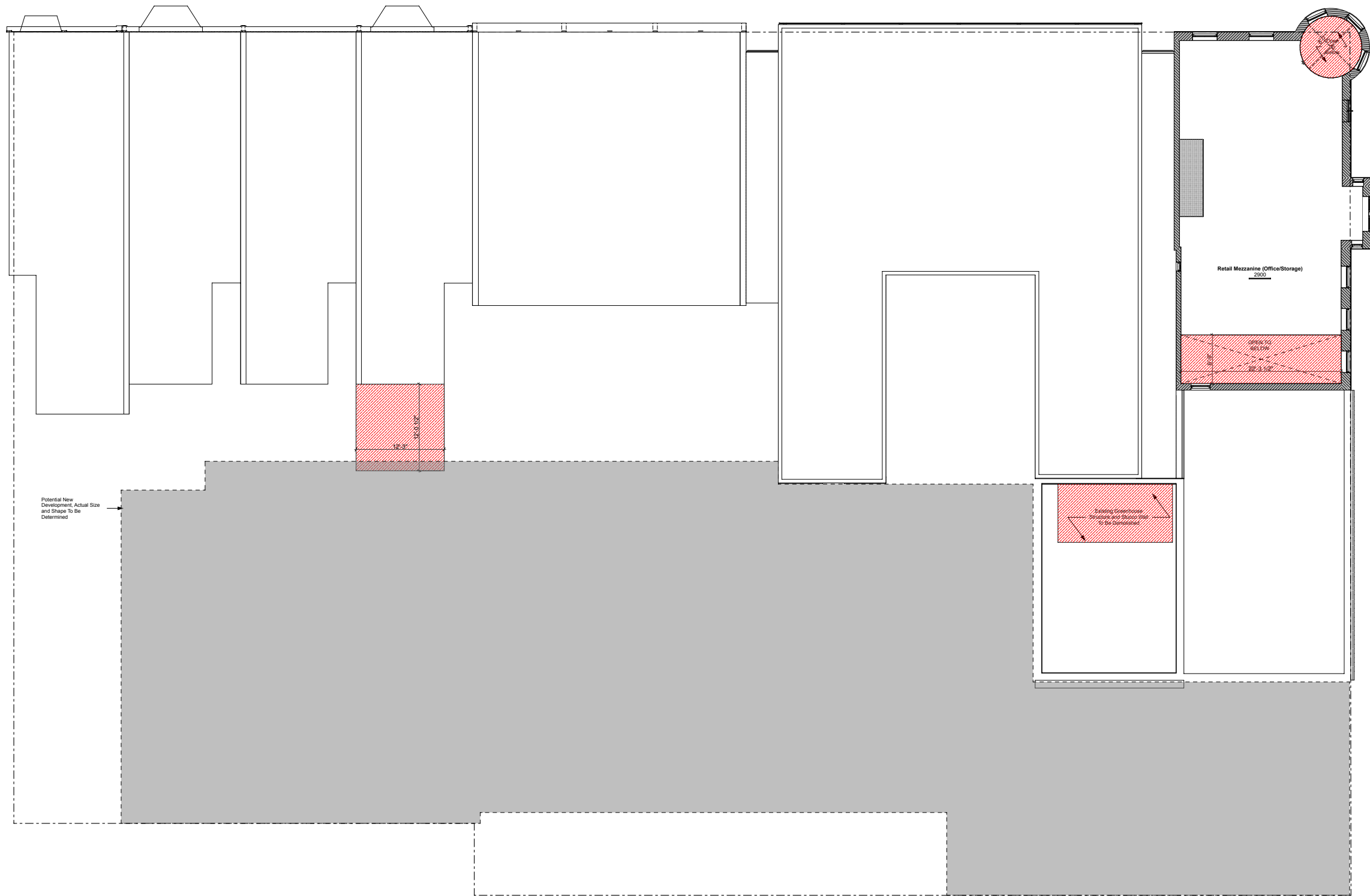
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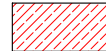
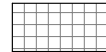

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Plan Legend

-  Existing Floor To Be Demolished
-  Existing Opening To Be In-Filled
-  Existing Wall To Be Demolished

SCALE: 1/16" = 1'-0"

Third Floor Proposed Plan

2900 M Street Retail

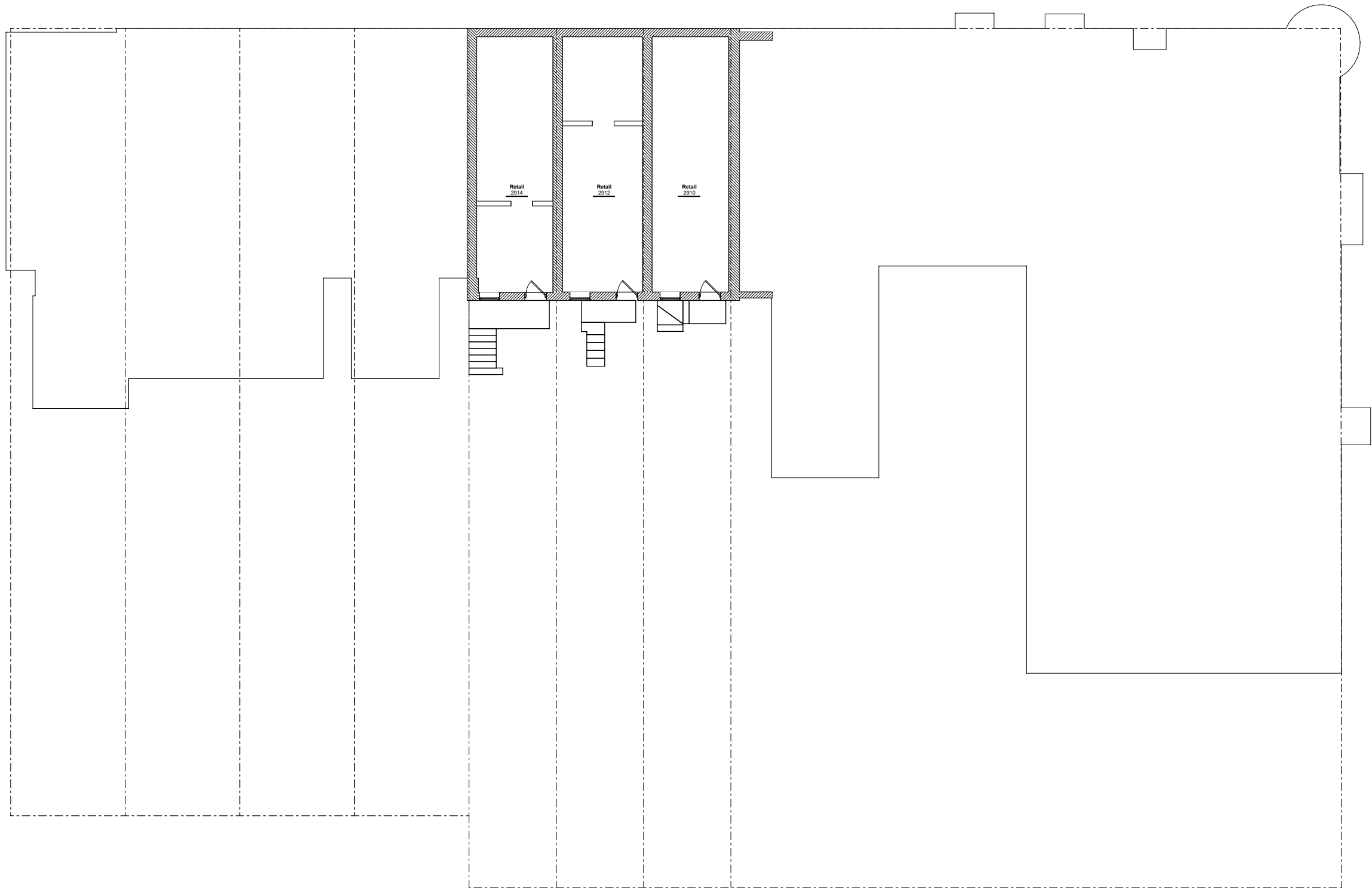
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SCALE: 1/16" = 1'-0"



Sub-Basement Existing Conditions

2900 M Street Retail

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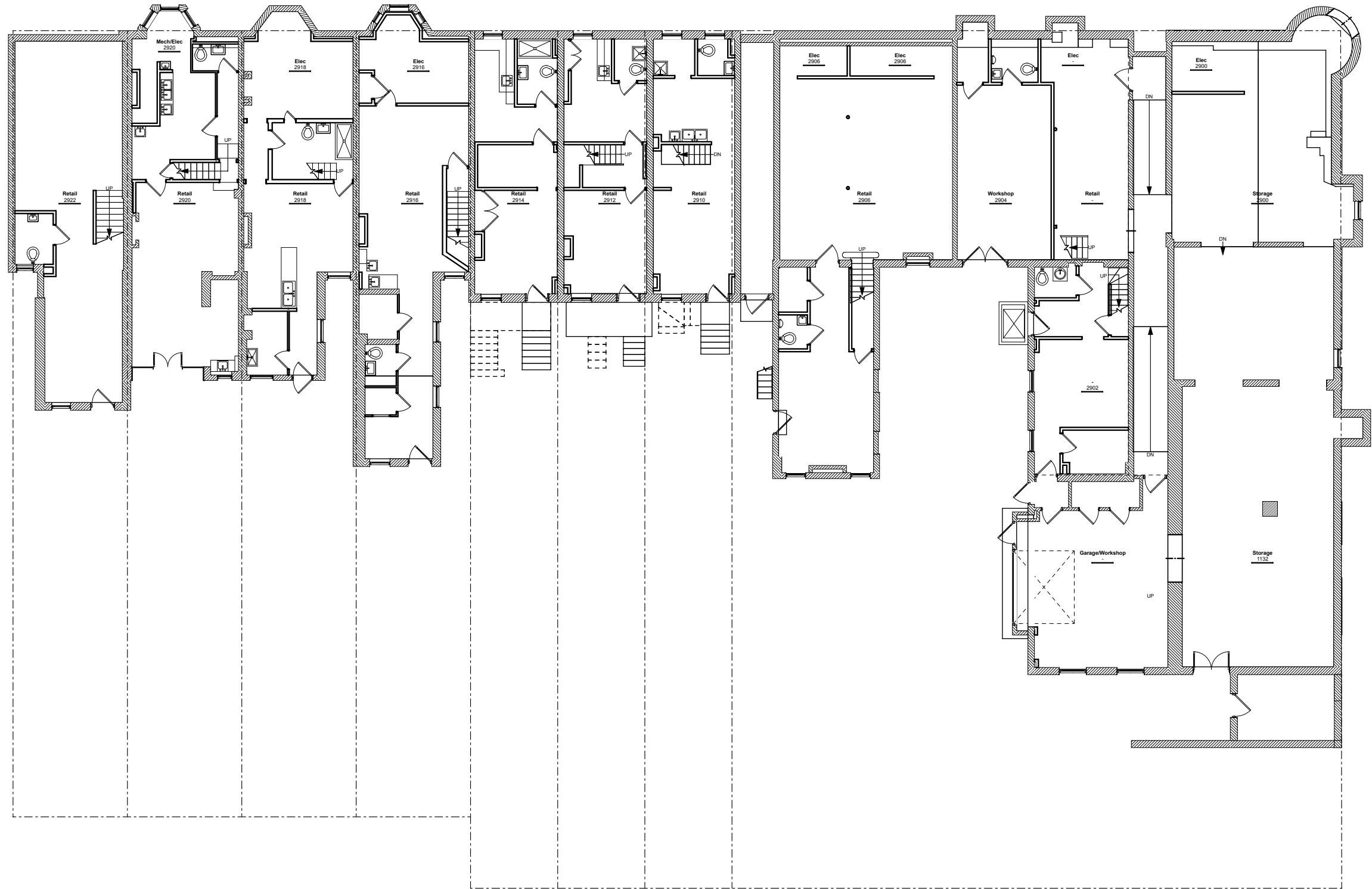
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SCALE: 1/16" = 1'-0"

Basement Existing Conditions

2900 M Street Retail

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SCALE: 1/16" = 1'-0"

First Floor Existing Conditions

2900 M Street Retail

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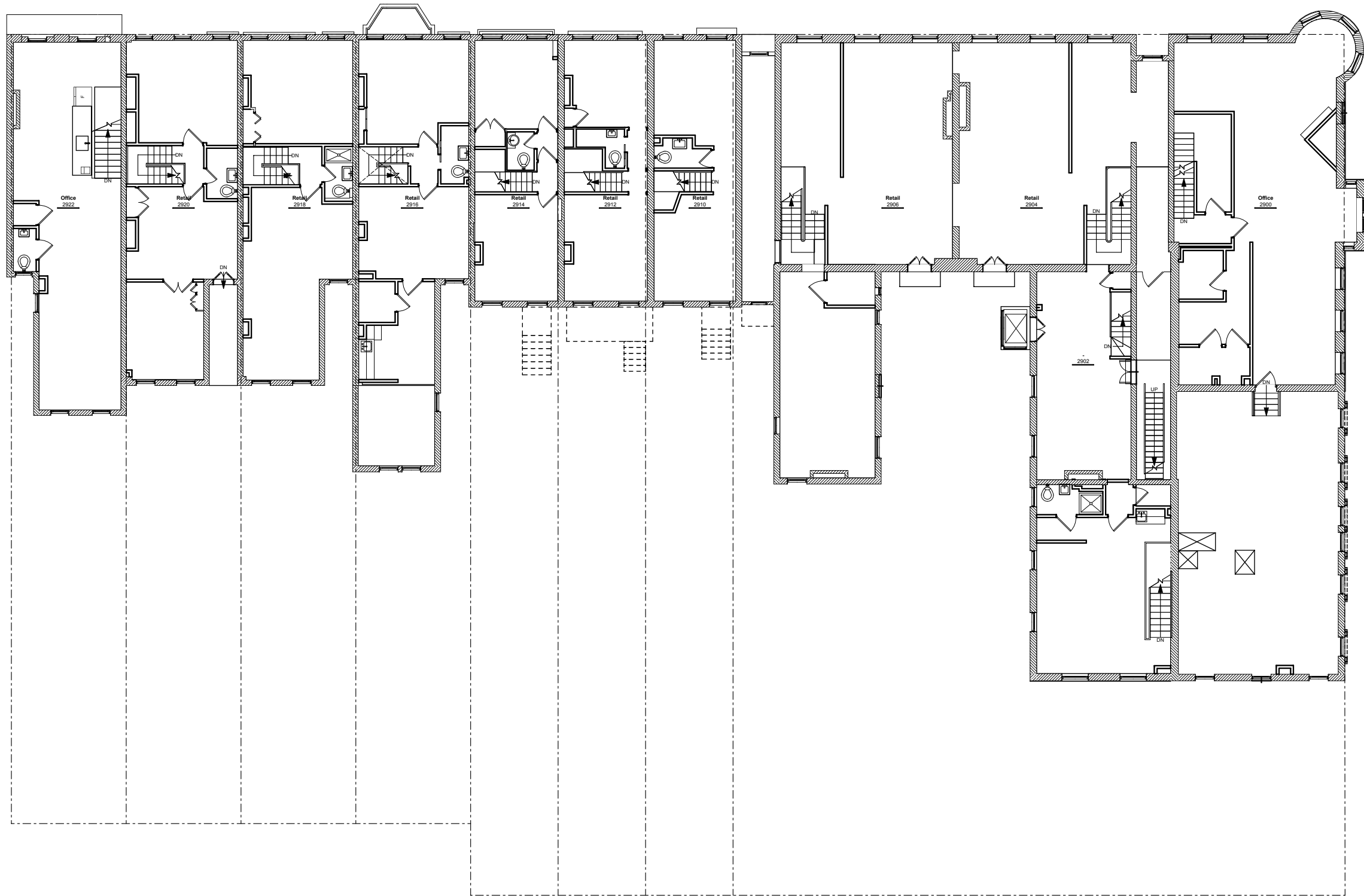
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SCALE: 1/16" = 1'-0"



Second Floor Existing Conditions

2900 M Street Retail

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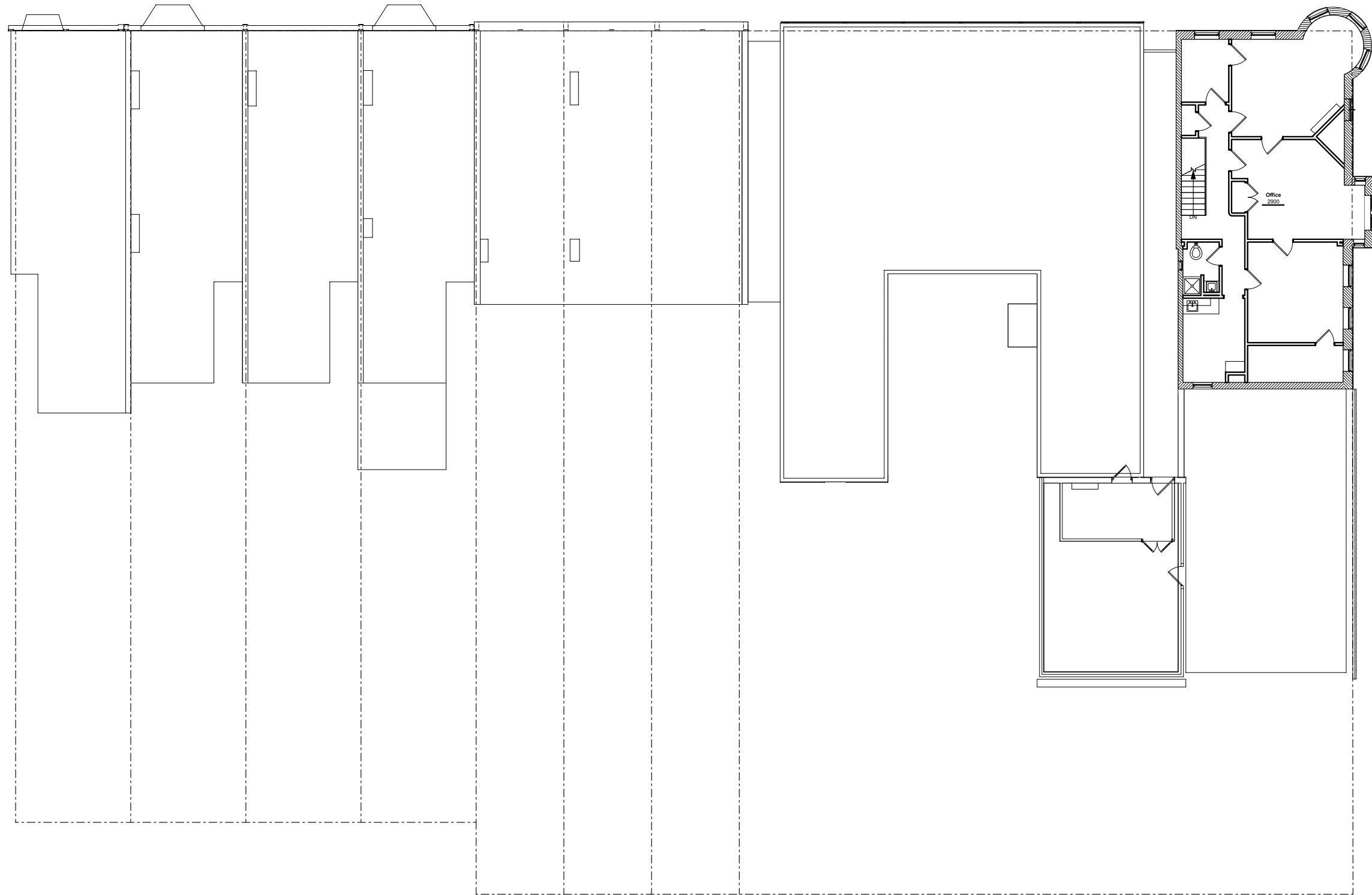
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SCALE: 1/16" = 1'-0"



Third Floor Existing Conditions

2900 M Street Retail

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